150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
2002 GOVERNMENT EV 4-8124

LAKE HILL
4½-ROOM STUCCO BUNGALOW, immediate possession, oil heat, also 2-room cottage "SHAWNIGAN LAKE," will accept car as part of down payment or cash payment of $1,500 on both properties. Jack Brown EV 4-4976. Jack Middleton GR 9-4327. Office EV 4-8124.

OAK BAY DUPLEX
6-ROOM SUITE. Two bathrooms plus 3-room and bath rented at $65. View from all windows. High and dry. $5,000 will handle. Full Price only $19,950
Jack Brown EV 4-4976. Jack Middleton GR 9-4327. Office Phone EV 4-8124.

HERE'S THE ANSWER
For those on a small pension or tight budget, this snug, 4-rm bung provides economical comfort. Just re-decorated, there's no paint, no steps. Large matching garage and high garden lot; on sewer, with low taxes. Second bedrm could be DR. Try $1,000 down and $75 per month. OIL RANGE INCLUDED at $7500
Mr. Love, EV 4-8124; res. EV 4-6056.

UPLANDS NEW LISTING AMONGST THE OAKS
This exceptional, well-built, 9-roomed stucco home, situated on very large lot with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP; small sunroom; most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make an appointment to see this lovely home. Contact Mr. Hepburn, EV 3-7039, EV 4-8124 office.

BRENTVIEW SUBDIVISION
Sea View Property
We suggest you drive by this delightful area and pick your lot before they are all taken. Only three lots left out of 20. 75' frontage by 140' deep, all cleared, no stumps or rocks, good drainage. Light, water and phone available. Located on Verdier Avenue (on your way to the ferry). LAST THREE LOTS, ONLY $1000
each. Terms arranged. NHA possibilities. EXCLUSIVE. W. Woodley, EV 4-8124, res. EV 4-3916.

$1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 3-2610

$15,500
Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

EXCLUSIVE
Just listed! 6-rm bung, lovely location on Burdick St., Oak Bay. Has thru hall plan, 15x20 living rm with FP and picture windows. Lge dining rm, elec kit, utility rm, used as nook. Panelled den with FP (could be used as third bedrm), 2 bedrms, 4-pce bath with vanity. Full bsmt. Oil heating. Rumpus rm. Sep garage, blacktop driveway from lane. Taxes approx. $200 $5,000 will handle. Price $16,900
For appt to view phone Roy Gill, res EV 4-3310.

JUBILEE
SIDE-BY-SIDE DUPLEX (OWNER WILL TAKE SMALL BUNGALOW AS DOWN PAYMENT). Stucco finish, 4 rms, plus Pembroke bath each unit, full basements, hot-water heating. This is an exceptional offer in a rental location which is always in demand. Illness forces sale. Total price only $13,800
Offers invited. A. E. Seeber, Res. EV 5-2875.

GORGE—4-RM STUCCO
A lovely little home for a couple. Living rm with FP, cabinet kitchen, 2 nice bedrms; attached garage. Lot all fenced. Everything neat and tidy. Exceptional value $6950
S. W. Anderson, res. EV 2-8917.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

4 DUPLEX LOW DOWN PYMT OAK BAY GOLF COURSE
75-ft. frontage on the fairway, an attractive family home with 4 BRms and double plumbing. An excellent in-law setup or legal duplex which it now is with separate entrances, oil heating, garage. Convenient terms at $17,900

ALMOST NEW
3 rms and bath each side, electric range and frig. Rents $70 each. Low down pymt will handle at $12,600
(2 units available)

CENTRAL PARK
Well arranged up and down, entirely self-contained, full bsmt. Garage, etc. $2,000 handles at $8500
(Suite available for new owner).
EV 5-2481
Mr. Custance, eves, EV 3-7930
Mr. Lukey, eves, GR 7-2046
Mrs. Elliott, eves, EV 3-8803

HOME
That is a home, perfect layout, 3 bedrms, Oil-O-Matic, full bsmt, close to good schools. Terms can be arranged to fit almost any budget $9975
Please call E. Barlowen, EV 4-6623 or EV 4-7128 Douglas Hawkes & Co.

RANDALL'S LIMITED

PLAYFAIR PARK
This 4-year-old bungalow adjoins this park area and has living room with fireplace, separate dining room, cabinet electric kitchen with nook, thru halls, vanity type bathroom, three bedrooms, full basement with rumpus room, drive-in garage and Oil-O-Matic heat. Close to Catholic school. Has 5½% mortgage of $9,500.
Full price $15,000
Open to offers.

— NEW —
2-bedroom home in good residential area, has a step-saver kitchen, good-size living room with fireplace, not too large lot, but good view, oil heat with full basement, drive-in garage.
Full price $10,900
Clear title. Open to offers.
To view above two properties, Phone Ken Lowndes, eves. GR 8-2131.

REVENUE 3 SUITES
Self-contained and a stone's throw from Eaton's Store. Owner has four rooms and bath, and a revenue from 2 suites, $115 per month. Oil heat. Everything in good condition. Would take bungalow as part payment. Nice terms.
Price $14,700

NHA
$2,500 DOWN
New bungalow, three bedrooms, thru-hall plan, "L"-shaped living room with dining area, nice fireplace, cab elec kitchen, Pembroke bath. Full basement, oil heat, drive-in garage. Jubilee area. N.H.A. terms.
Price $13,750
On two above call Mr. Davis, Eves. EV 4-8614.

FAIRFIELD 5 BEDROOMS
Substantial stucco home, large living room with fireplace, dining rm, 2 bedrooms, bathroom, cab elec kitchen and utility on main floor. Three bedrooms with wash basin up. Full basement, new low pressure oil unit. Front and back gardens in lawn. Separate garage. Full price with good terms $13,500

VIC. WEST 4 BEDROOMS
Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down, 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage.
Full price $7350
With $1,250 down and easy monthly payments.
On two above, call Mr. Sudbury. Eves. GR 9-1906.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

WESTERN
HOMES LTD.
611 YATES STREET

OPEN HOUSE 932 ALEXANDER
Parklands
$1500 DOWN ONLY $9500 WED., MAR. 25
1-4 AND 6-8
5 ROOMS, 2 YRS. OLD
IF YOU ARE SEARCHING FOR SOMETHING DIFFERENT, DRIVE OUT AND SEE THIS. C. MALLETT, EV 2-2157 ANYTIME.

$800 DOWN JUBILEE
Brand new stucco rancher of seven rooms. Oil heat. Possession in one week. See this NOW at $13,950
Mr. Evans, EV 2-2157, EV 5-5533.

VALUE
Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres, with lovely view. 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x149 completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $229. Large 5% NHA mortgage. Truly value packed.
Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; eves. GR 9-1804.

A. BERNARD
& CO. LTD
629 Fort Street EV 4-9335

HIGH QUADRA
A desirable stucco bungalow in a quiet location near bus line. An attractive LR with fireplace. Oak firs. Thru hall to bright kit wired for range. Two very good-size bedrms and 4-pce bathrm. Full high bsmt with almost new package auto oil furnace. Immediate occupancy. Good terms.
Price $10,900
Call Mr. Francis, EV 4-9335, Res. GR 9-4810 or Mrs. McLean, Res. EV 4-6867.

GORDON HEAD OVER TWO ACRES
A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit, dining room, three bedrooms and bathroom. There is a barn. You may keep a horse.
Price $11,500
Please call Mr. Francis, EV 4-9335, evenings GR 9-4810.

$1000 DOWN
Why pay rent? We have a number of excellent homes from $6,000 to $9,000 with down payment only $1,000. Contact Mr. Murdock, phone EV 3-9040.

HAYNES
SELKIRK AVE. — Modern stucco bungalow of six rooms, no basement, ¼ acre lot. High quiet location. This is a spacious well-built home. Price $10,500
LYLE ST.—Very attractive white stucco cottage type home of 800 sq. ft. built in 1944. Two bedrooms, living room, cabinet kitchen, bathroom and extra smaller room for utility room or den. Corner lot. Outside garage with entrance from side street. This is a nice buy for anyone looking for a modest comfortable home. Cash or cash to any mortgage. Neat, bright condition, oil range, heater and Venetian blinds.
Price $6500
Please ask for W. Jones, EV 3-8303 Evenings.
Arthur E. Haynes Ltd. 739 Fort St. EV 3-3823.

OAK BAY
Excellent location, stucco bungalow, living room, dining room, kitchen, 2 bedrooms, 4-pce bath. Basement with extra room. O-O-M heat. Price $13,990
H. A. HUMBER LTD.
620 View St. EV 3-9161

BOORMAN'S R.S.V.P.

OAK BAY 5 ROOMS $8500
Excellent older-type bungalow as clean and neat as a new pin. Close to the Avenue, stores, churches and bus. New heavy wiring throughout and new oil pkg. heating unit. An attractive home at an attractive price. CAN BE PURCHASED QUICKLY FURNISHED, ready to move into. Full price (unfurnished) $8500
T. Smith, res., EV 4-7325

3 LARGE BR's IMMACULATE $2500 DOWN
LOOK!! This lovely white siding 3-BR home in immaculate condition throughout. Situated in a nice neighborhood in the High Quadra area with secluded back garden. Good size LR with FP, 3 BRS, large kitchen with dinette. Full cement basement with extra room; over 1,150 sq. ft. Act quickly on this as this is a good buy at only $10,500
R. F. Harris, EV 3-7124; res. GR 7-2998.

MT. TOLMIE AREA Modern Stucco Bungalow
A very reasonable down payment may be considered on this excellent home. Eight years old, this home features large living room with open fireplace and oak floors. Dinette, kitchen wired for electric range and tile sink. Two excellent bedrooms on main floor. Finished room in basement. Drive-in garage. Air conditioned oil package unit and many other features. This is an excellent buy.
Full Price $9700
Terms
W. I. Boorman, Eves. EV 4-0434.

$2091.20 DOWN NEW NHA 3 BEDROOMS
Situated within the 2-mile circle. Through hall plan, full bsmt, oil heat, dr-in garage. PAYMENTS $89 MTH INCL TAXES. PRICE INCLUDES ALL CONSTRUCTION AND MORTGAGE COSTS. PRICE $13,250
J. S. Boorman, res. EV 2-5036

GORGE NHA $2200 DOWN $88.50 P.I.T.
3 BEDROOMS
OAK FLOORS
Mahogany kitchen cabinets, full basement with oil heat and drive-in garage.
On sewer Price $13,465
For appointment to view phone Stan Cornish, Res. EV 3-5878.

OAK BAY
Quality - Charm
Close to the sea and on street of lovely homes. 5 spacious rooms plus large utility, all on one floor. Beautiful condition throughout. Wide entrance and through hall. Approx. 1,300 sq. ft. floor area. Basement. Pkg. oil heat. Garage.
Full price (terms) $16,500
C. Kelly EV 3-7124, res. EV 3-4864
P. Long, EV 3-7124, res. EV 2-2516

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN
Spacious bungalow (1,135 sq. ft.), thru-hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.
Down pymt ..... $ 2,556.00
NHA loan inc 2% mort. fee and legal fees $11,944.00
Mo pymt inc taxes, $95.50

FULL PRICE $14,500.00
For further details phone Geo. Haney, res. EV 2-2386; Allan Mutch, res. EV 3-7137.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$2000 HANDLES DUPLEX
CENTRAL PARK AREA
Up-and-down licensed duplex in the popular Central Park area. Always tenanted. Coal stoker HA heat, full basement, garage, etc. 3 rooms and bath in each suite. Priced to sell $8500
immediately
Call Mr. Clarke or Mr. McDonald, GR 7-6510 - GR 7-3318
EV 5-7511 anytime

ESQUIMALT RESIDENTS
I need all types of properties. Cash for 2 or 3 bedrooms, older type with fair down payment, revenue. Need 2 modern homes in Saxe Pt. area. Greenwood, etc. Call Mr. MacParlane, he will handle your property with strict personal confidence. Feel free to call EV 5-7511 — 24-hour service.

JUBILEE DUPLEX
Side-by-side in good revenue area. For further information call E. Corbett EV 5-8701.
MOREY & JOHNSTONE
3244 Douglas Street

TRY $600 DOWN
Balance $85.00 per month. This is an outstanding opportunity to own this 3-bedroom NHA rancher. Oil heating. 1,197 sq. ft. Large L-shaped living-dining room. Utility plus storage. Well located on sewer lot in Lake Hill district. Full price $13,250
Call Orv. Twamly, EV 5-8701.
MOREY & JOHNSTONE
3244 Douglas Street

$1000 DOWN
This lovely large home is complete with two baths and extra sink upstairs for easy duplexing or revenue. Needs some redecorating but over-all condition is excellent. If you require a larger home or 2-family dwelling you can't say "no" to this. Don't let the low terms and full price of $7,500 fool you. Phone me right now. Homer Smith, EV 5-6741. Northwestern Securities of Victoria Ltd.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

CITY CLOSE IN—$8600
2-bedroom bungalow in spotless condition. Located on good street. Suit retired couple.
Please call B. Walz, GR 9-4638; office EV 5-8704.

PANORAMIC VIEW! NEW! NHA!
SEE THIS BEAUTIFUL NEW 3-BEDROOM HOME JUST BEING COMPLETED. FEATURING A CATHEDRAL ENTRANCE. VALANCES AND VANITY BATHROOM. FULL BASEMENT, AUTO OIL HEAT. ON SEWER AND CLOSE TO ALL CONVENIENCES.
Full price $14,300 with $2,900 down.
Also

EXCLUSIVE $1975 DOWN NHA! NEW! CLOSE IN! IMMEDIATE OCCUPANCY
SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM. NICE KITCHEN WITH EATING AREA. VANITY IN BATHROOM. ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT. AUTO-OIL HEAT. ON SEWER. CLOSE TO SCHOOLS, SHOPPING AND BUS.
FULL PRICE $13,575.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

Let's Face Facts
This is a home that's priced to sell. High location, only 7 yrs old. Large landscaped lot with garden area and greenhouse. Immaculate inside and out. Full basement with drive-in garage. Living room with fireplace; electric cabinet kitchen with dining area; two bedrooms and 4-pc bathroom.
Full price is only $9700
Call now, J. Moore, EV 2-3646, EV 5-8704.

IMAGINE!
1200 sq. ft. for $13,000!
NHA Mtg $72 Mo, PIT
Yes—3 bedrooms, lovely living room with fireplace, dining room, family-size kitchen with dining area. Attractive color scheme throughout. A 4-pce vanity type bathroom. Carport and storage space. No basement. An attractive bungalow on good lot, fenced rear yard. Landscaped. Only $4,000 cash required. Exclusive listing. C. Sinden, EV 3-3005; D. Dowsley, EV 5-2593 office, EV 5-8704.

HIGH GORGE
White siding bungalow on quiet street half block from bus. No steps. Perfect home for retired couple. Living room with fireplace, cabinet kitchen with dining area. 2 bedrooms and utility. Packaged oil heat, automatic hot water. Oak floors throughout. Separate garage with work area. All this on a well-landscaped treed lot for only $8750
Exclusive with J. Moore, EV 2-3646; office EV 5-8704

You Are Really Missing Something
If you do not look this house over —Magnificent sea and Olympic view. Built to owner's specifications, 2 yrs ago. There are 3 bedrooms plus den on the main floor, a lovely living room with attractive fireplace, a dining room, smart cabinet kitchen with bar and vanity-type bathroom. The full high basement has a full 4-room suite with separate entrance —living room with fireplace plus a concealed pull-down Murphy bed. 5-star kitchen. A smart 4-pc vanity-type bathroom and a full-size bedroom. Hardwood and lino tile floors. Remainder of basement contains rumpus room with fireplace, laundry room, auto oil heat. Set on a large lot, well landscaped, secluded, fenced backyard with trees. A double carport rounds out this desirable property. Priced to sell at $25,950
NHA Terms.
Reasonable down payment.
C. Sinden, EV 3-3005;
D. Dowsley, EV 5-2593;
office EV 5-8704.

BYRON PRICE
1314 QUADRA STREET

$400 DOWN NO GIMMICKS
Yes, that is your total down payment required for LOT and HOUSE. We can build you an N.H.A. 3-bedroom home with a full basement, oil furnace and drive-in garage, if you can pay $129 P.M., including taxes, for a short period. Large lots available in choice areas.
For full details call EV 5-2458 for SAM PATERSON, EV 5-8952, and GORDON MARSHALL, GR 9-2725.

NEW NHA $2750 DOWN
This attractive 3-bedroom home will be ready to move in this week. Lovely location, on sewer and lot 1,149 square feet. Has extra large kitchen with view. F.P. $14,695
Jack MacKay, EV 5-2458; Res, EV 2-9644.

GORGE $11,750
Why not see this 2-bedrm, full basement auto heated home, good-size kitchen, separate DR, large LR. Located on sewer. This home is situated on a high beautiful landscaped lot, overlooking the Gorge. Close to all conveniences. To view call N. Krienke or M. Duff, EV 5-2458 anytime.

$1000-BUYS.
HOUSE A
7 rooms, well-kept family home.
Cab elec kitchen.
New O-O-M heating.
Full basement.
Good area.
Asking $8,950.
HOUSE B
Three (could be four) smart, modernized rooms for owner.
Three-room self-contained suite.
This house is very well kept.
New furnace, rewired, copper plumbing.
Asking $8,500.
See these now and try your offer. Please call JOHN FIDLER at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

DICKIE & CO.
REALTY & INSURANCE
833 Fort St. EV 2-4312, EV 5-4334

NEW, NHA, 3 BR!
Try $1,385 cash, IMMEDIATE POSSESSION. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING, and framed rumpus room 16x30 in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Call Wes Dickie, EV 2-4312, eves. EV 3-3640.

Oak Bay Realty
FOR OAK BAY HOMES

4 BEDROOMS ON BEACH DRIVE
This family home located in one of the most desirable areas in South Oak Bay is approximately 30 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees.
Full price $18,250
Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing please call R. L. Stiles EV 5-7707 anytime.

DRIVE BY 2501 WOOTTON CRESCENT
Modern stucco bungalow situated in OAK BAY close to bus lines, R.C. Church, etc. "L" shaped living room, 2 good bedrooms. Cabinet kitchen with breakfast space. Utility room. Automatic oil heating. Electric H.W. carport. Can be handled with $2,000 down and good monthly payments. Do not disturb the occupants. For further details call B. J. Leverton EV 5-7707 anytime.

OLIVER STREET
Close to Oak Bay shopping centre. This very attractive 5-room bungalow has a large living room and dining room, bright kitchen with nook, wired for range. Small sunroom, 2 bedrooms and bathrm. Part basement and automatic hot water heating. Ideal for a small family.
Price with terms $12,600
Please call W. G. Curtis, EV 5-7707 anytime.

OAK BAY BUNGALOW
Very neat, 2-bedroom bungalow on quiet street, handy to buses and shops in Oak Bay South. Basement. Best Oil-O-Matic air conditioned heating, new wiring, separate garage. An immaculate smaller home.
Full price $8500
or can be purchased fully furnished if desired. Please call R. Reynolds EV 5-7707 anytime.

MOVE IN NEXT WEEK $3000 DOWN
Sitting in a motel with your furniture in storage? Be prepared to move next week into this quality pre-war bungalow. Extra-large living room, full guest-sized dining room, through hall, 2 good-sized bedrooms, workable kitchen has good-sized nook. Full basement. Oil-O-Matic heating, drive-in garage.
Full price $12,250
Call Mr. Whyte, EV 5-7707 anytime

MEARS & WHYTE OAK BAY REALTY LTD.
2188 OAK BAY AVE.

TRY $600 DOWN
Balance $85 per month. This is an outstanding opportunity to own this 3-bedroom NHA rancher, 1,197 sq ft. oil heating. Large L-shaped living-dining room. Utility plus storage. Well located on sewered lot in Lake Hill district. Full price $13,250
O. Twamley, EV 5-8701

JUBILEE DUPLEX
Side-by-side in good revenue area. For further information call E. Corbett. EV 5-8701.

VACANT—NEW
3 BRs treed lot. Large living room, fireplace, dining area, modern and convenient kitchen. Full cement basement, planned for rumpus room, auto oil heat, close to schools, buses, shops. Low down payment.
Price $12,950
R. Hanson, EV 5-8701; Res. EV 5-5805

MOREY & JOHNSTON
Real Estate, 3244 Douglas St.

OPEN HOUSE
2179 CRANLEIGH PL.
OAK BAY
WED., MARCH 25
2-4.30
Lovely 8-yr-old stucco bungalow on a quiet crescent in Oak Bay but just a few steps to bus, stores, schools, etc. LR with FP, dining rm, H.W. floors, elec kit, 2 bedrms, 4 PP bathroom. All newly decorated. PC bsmt with space for extra room. C & W furnace. Dr-in garage. Lge irregular lot. Taxes approx $185. $4,500 4½% mtge, payments $57 P.I.T. One week possession.
Asking $12,900
Exclusive Listing
Courtesy to other agents
MRS. LAVENDER
EV 2-4251 EV 5-6327
RITHET CONSOLIDATED LTD.

"BRENTWOOD" NEW HOME ON 1¼ ACRES
Here you find a lovely stucco N.H.A. home only 2 minutes from Brentwood Bay in quiet surroundings, this very well built house has 3 bedrooms, large living room, dining room, and a fine electric cabinet kitchen. Full cement basement with roughed in plumbing and fireplace. Oil heat. Drive-in garage. The grounds also have stable for 2 horses and additional acreage is available adjoining the property.
Full price with $3,000 down $14,700
For details phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. Phone EV 5-6741 anytime.

THE ROYAL TRUST CO.
Ten Mile Point area, 2920 Sea View Road. Large, attractive, 6-room stucco bungalow with a shake roof. Consisting of a through hall, large living room, guest-size dining room, cabinet kitchen, 2 bedrooms, one twin-size; also den or third bedroom. Attached garage. Electric heating. Property approx. 107'x350'.
$5,000 down. Price $14,900
Mr. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
Evenings EV 2-8752

"Bug's Ear Bungalow"
You have heard the expression "cute as a bug's ear." Well, it describes this one-bedroom stucco bungalow exactly. It's ideally suited for the "bride" or for someone planning to retire to quiet living with low costs. Nice, tidy little garden, attached garage, oil range included. Call ETHEL HARVEY for the "intimate" details.
Full price only $6500
$500 DOWN
EV 5-6741 or EV 3-4388. Northwestern Securities of Victoria Ltd.

B.C. LAND
& Investment Agency Ltd.
96 Years in Real Estate.

MT. DOUGLAS AREA 4157 GLENDENNING $3500 DOWN TWO BEDROOMS NO STEPS, SECLUSION
Situated on nearly an acre of treed land. Living room has large attractive fireplace, cabinet kitchen with large dining area, utility room, 4-pce bathroom with vanity. Package HA oil heat, carport.
Price $13,700
Exclusive Listing
Call Mr. J. Mackenzie, EV 4-4115 anytime.

TUDOR TYPE HAS CHARM SECLUDED GROUNDS
Oak Bay South near sea and school, a family home of 7 rooms—3 bedrooms upstairs, open stairway. Nice entrance hall with 2-pc wash room. Large LR with FP, glimpse of sea; family-size DR; good electric kitchen with plenty of cabinets. Part basement, plumbed for Bendix, recreation room, oil heat. Well built and definitely has charm. These houses are hard to come by and so is the fine treed and large lot.
Price $19,500
An exclusive listing
Call Mr. Vivian Bagshawe, EV 4-4115 anytime

$2650 DOWN $2650 MT. TOLMIE AREA
3-year-old 3-bedrm stucco bungalow. Clean kitchen with good eating area. Family size living room with FP. Full bsmt with OO heat and D-I garage. Situated on a nice corner lot and in very good condition. This home is fairly priced at $13,500
To view please call Allan McGillivray, EV 4-4115 anytime

HENDERSON ROAD LANSDOWNE HEIGHTS IMMACULATE—2 BR
This modern bungalow is newly on the market and is an ideal home for a couple or small family. A particularly attractive plan on the main floor, with a full daylight basement and nicely-finished bedroom or play room. We will be pleased to show you this home at $16,500
$4,000 may handle, less for cash!
Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115.

HILLSIDE-QUADRA
Spick and span older home on good garden lot close to all conveniences. Through hall, living room with open fireplace, dining room, kitchen, 2 bedrooms and bathroom down. Concealed stairway up to one finished room and large unfinished attic. Full cement basement, drive-in garage and hot air furnace with automatic coal stoker.
Price $8500
Call Mr. Hope EV 4-4115 anytime.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115
Member Real Estate Board of Victoria

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 3-7181

5¼%, NHA, 3 BEDRMS
Mt. Tolmie area, this 3-yr-old stucco bung has 6 rms, full bsmt, forced-air (oil) heating, dr-in garage; on nicely-landscaped lot. Must be sold, owner transferred, so try your down payment on this dandy at $13,500
Mr. Crow, EV 3-7181, EV 2-0775.

LIKE A PRIVATE PARK CEDAR HILL
Situated on one acre of parklike grounds, this attractive home, just 17 years old, consists of thru hall, beautiful 15x24 LR, sep DR 10x11, elec cab kit, 2 large bedrms and bath on main floor. Extra bedrm up with space for another. Full bsmt with a grand 24x27 rumpus rm. Sep garage and carport. Full price $16,900
Mr. Crickmay, EV 3-7181, EV 5-3170.

BUILD NHA
No Down Payment? Own Your Lot? Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

Saanich Realty
LTD.
3943 Quadra at Reynolds

3745 ASCOT DRIVE
OPEN HOUSE
WED., MARCH 25.
2.30 P.M. TO 6.30 P.M.
Let this 6-room home speak for itself. Big enough to entertain—small enough to maintain $17,500
Mrs. Williams in attendance.
GR 9-1195 Eves. GR 9-5192

ONLY $9950
FULL PRICE. You will be absolutely pleased with this well located stucco bungalow. Only 9 years old and showing the loving care of ownership. Nicely landscaped corner lot, 4 large rooms with extra room in full basement and monthly payments are only $70 including taxes. You won't think twice on this one so call MRS. E. HARVEY right away at EV 5-6741 or EV 5-4388. Northwestern Securities of Victoria Ltd.

$900 DOWN ACT FAST, 1200 Sq. Ft.
5-rm bungalow, new oil furnace, heavy wiring, drive-in garage. Full price $7900
Please phone Cliff Stretch at EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria, Ltd.

NEAR JUBILEE SMALL STE. EXTRA
Hospital attendants, please note: This compact 3-BR bungalow has 2 well-finished bsmt rooms. Owner has everything in top condition. New furnace. Taxes $85. Good terms $7,500
I. G. Patrick, EV 5-6741; Residence, EV 3-9043. Northwestern Securities Ltd.

FAIRFIELD REALTY
338 COOK STREET

ONLY $1000 DOWN
6-room home with full basement on quiet treed street in Fairfield, half block to bus and stores. Balance as rent at $60 per month.
Full price $7000
Please call Sid Bentley, EV 5-9765; eves. EV 2-6600.

WATERFRONT
SEA view, SECLUDED garden, 2 bedrms, auto oil heat. TRULY a GRACIOUS home for $21,000
on easy terms.
MRS. SIMPSON, EV 5-6741 or EV 5-5842. Northwestern Securities of Victoria Ltd.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

DREAM HOME
In exclusive CITY area, this new de luxe home offers the ultimate in modern living. About 1,500 sq. ft. it has all spacious rooms including three lovely bedrooms. Master bedroom has private vanity bath. There is tasteful use of mahogany panelling, lovely cabinet kitchen and laundry room on main floors. Full basement, roughed-in rumpus and plumbing, two-car garage. You would expect to pay more but the builder says $22,000
Good terms.
See Harry Forrest or Phil Simpson, EV 2-7276.

TOO SMALL
For that growing family. Try this 4-bedroom semi-bungalow with its large living room and family dining room plus large immaculate cabinet kitchen. High location near schools, stores and bus. Terms $1,500 down, $67 per month. This is right for you.
Price $8600
Mr. Ludlow, EV 2-7276 or EV 3-5101.

IMMEDIATE POSSESSION
NEW 4-room stucco, no-basement bungalow with utility and attached garage. Oil heating. What offers. Clear title.
PRICE $8950
Ken Sturgeon, EV 2-7276; res. GR 7-1580.

Immaculate Cedar Hill X-Rd.
This 2-bedroom stucco bungalow has an L-shaped living and dining room 17'x21' 6" and 4-pc Pembroke bath. Full high basement with drive-in garage and O-O-M heating. Nice, open lot 68x120, fenced and in lawn. Excellent mortgage existing at 5¼%. THIS IS A GOOD BUY AT $13,500
Duncan Bingham, EV 2-7276 anytime

PARLIAMENT BUILDINGS
Are not for sale but this cute 2-bedroom bungalow is WITHIN WALKING DISTANCE. Nice living room with fireplace, wired cabinet kitchen, Pembroke bathroom and utility room combine to make an ideal home close in. Eight years old.
Full price $8950
Contact Harold Ware, EV 2-7276; Res., EV 2-1461.

McCANDLESS REALTY
830 FORT PHONE EV 3-6111

UNIVERSITY DISTRICT
HIGH LOCATION.
Exceptionally spacious 5-room bungalow. LIVING ROOM 14x18 ft. full dining room, fireplace, oak floors throughout. Handy elec kitchen with breakfast nook. 2 twin-sized bedrooms, one with built-in hand basin. Pembroke bathroom. Full high cement basement with O-O-M furnace. Laundry tubs. A fine home with many extra features for MODERN, COMFORTABLE LIVING. Terms at $14,500
only

GORGE STUCCO, $2400
Down. Balance $60 per month. NO-STEP, 4-room bung. Attached garage, fireplace, oak floors. Nr Gorge Road.
Price $8400
Eves. Mrs. M. Ramsdale, EV 4-5855.

HAGAR'S
SEA VIEW CADBORO BAY
$3000 DOWN
Call me to view this 8-room, two-storey, stucco, older-type home. High location. Double plumbing. Sea view. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE $12,900
Exclusive.
J. M. Taylor, EV 4-0531; eves. EV 4-9902.
Hagar & Swayne Ltd., 614 Yates St.

ISLAND INVESTMENT CO. LTD.
774 FORT ST. EV 4-7146

BULGING AT THE SEAMS
This good 3-BR home in high location is the answer for the growing family. Granite fireplace in large LR, beamed ceiling DR and family-size kitchen. LOW DOWN PAYMENT and terms at $7995
To view call:
Anne Donaldson, EV 2-6870
Doreen Carrias, GR 7-2433

OAK BAY
$11,800 — Delightful 10-year-old bungalow in superb condition. Contains living room, kitchen, 2 bedrooms and a cosy fifth room suitable for third bedroom or den. New Timkin oil furnace and copper hot water tank. Ideal home for retired couple as there are only a couple of steps. Velvety lawn, well chosen variety of flowers and shrubs and separate vegetable garden at rear with raspberries, strawberries and fruit trees. Act quickly as it should sell on sight. Phone me anytime at EV 4-9827. S. Hargrave, Realtor.

EXCLUSIVE
2525 Scott St.
MUST BE SOLD
Four bedrooms, living room, dining room and kitchen, full basement; separate garage. Suitable for conversion; could be a real money-maker. Please see this without delay. Only $2,350 down, balance at $70 per month. Price $7850
Phone R. E. Hills, EV 5-3435; res, EV 3-6918.
P. R. BROWN & SONS LTD., 1112 Broad St., Victoria.

OAK BAY BUNGALOW
Very neat, 2-bedroom bungalow on quiet street, handy to buses and shops in Oak Bay South. Basement, best Oil-O-Matic air conditioned heating, new wiring, separate garage. An immaculate smaller home. Full price $8,500 or can be purchased fully furnished if desired. Call J. Mears, EV 5-7707 anytime, Mears & Whyte, Oak Bay Realty Ltd.

FAIRFIELD—TERMS
Spotless home, choice location. Completely modernized, not new but beautifully done. Has charm and character. All large rooms, 5 down, 2 extra rooms up. Full bsmt. Easy terms. $10,900. Island Investment Co. Ltd. EV 4-7146. M. Warawa, res. EV 2-3088.

$6,950 — COMFORTABLE BUNGALOW on Scott Street. Contains living room with open fireplace, 2 bedrooms and attractive double-size kitchen. Full basement. Pleasantly decorated and in lovely condition. EV 4-9827 anytime. S. Hargrave, Realtor.

METCHOSIN—$850 DOWN
Vacant—Large 6-room house on 1 acre, needs handyman. Full price, $6,500. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

NEW NHA. CARNARVON ST. completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7826.

CLOSE IN, 5-ROOM BUNGALOW. Views. Full bsmt. High grounds. Good terms at $8,250. Call Mr. Cox of Swinertons, EV